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Housing Working Committee Meeting Minutes

February 19, 2009

Offices of the Chicago Metropolitan Agency for Planning (CMAP)

Cook County Conference Room

Suite 800, 233 S. Wacker Drive, Sears Tower, Chicago, Illinois

Members Present: Paul Colgan, Adam Dontz, Beth Dever, Lee Smith, Nancy Firfer, Nicole

Nutter, Lisa Tapper, Dan Ungerleider, Alan Quick

Staff Present: Lee Deuben, Bob Dean, Tara Fifer, Kermit Wies, Ryan Ames

Others Present:

1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee Co-Chair, Beth Dever

2.0 Agenda Changes and Announcements

There we no meeting changes or announcements

3.0 Approval of Minutes – January 15th 2008 Housing Committee Meeting

A call for a motion to approve the minutes of the January housing committee, as presented, and a motion was made by Adam Dontz and seconded Lee Smith. All in favor the motion carried.

4.0 Update on Economic Recovery Act: Lee Deuben

Lee Deuben provided a brief update on CMAP's initiatives with the American Recovery and Reinvestment Act. She spoke about CMAP's continued analysis of the Bill and pointed out the significant portions of the bill that are housing related. She discussed the apportionments for HOME and CDGB dollars, the public housing capital fund and the new Neighborhood Stabilization program which is now a federally competitive grant. Alan Quick mentioned that the language reads as though all HOME funds will go directly to IHDA for low-income housing tax credit projects. Nancy Firfer mentioned that it is likely that the CDBG dollars will not likely go exclusively to housing unless it is specified in the regulations for ARRA. Lisa Tapper mentioned that while the increase in CDBG funding is nominal that the ESG funds for homelessness prevention is a huge influx of dollars.

5.0 Developments of Regional Importance: Kermit Wies

Next, the housing committee had a lengthy discussion regarding the DRI proposal. Beth Dever, housing committee co-chair requested that housing committee members provide her with any comments prior to the April 8th Programming Committee meeting. Kermit Wies provided the committee the details involving the development of a new DRI process which includes new criteria for determining a DRI which was developed in part by the Urban Land Institute report. He shared that concerns from the public and CMAP's working committees comments for the formerly proposed DRI process shared similar concerns - that the DRI lacked a precise definition, that the DRI could be a barrier to development, there is lack of money to fund the process. Mr. Wies also mentioned that the new proposed DRI process will extend the public comment period by forty-five days which will end on April 6th.

Mr. Wies then explained some of the details of the newly proposed DRI process. Mr. Wies explained that if a development is already permitted by right (through zoning, etc.) then the development would not qualify as a DRI. Lee Smith had some questions about the "development by right" provision which Mr. Wies explained as a developer rights matter. Mr. Wies also mentioned that some additional clarification might be needed for special use permits. Adam Dontz also had some questions about the official notification process and what implications it might have for neighboring properties that extend across municipal borders. Lee Smith that perhaps the notification process should be consolidated within the zoning process. Adam Dontz stressed the importance of assuring that the DRI process does not have any unintended consequences. Mr. Wies stressed again that the DRI process is intended to provide a "good housing keeping seal of approval" to good planning efforts.

Next, the committee discussed the thresholds proposed in the new DRI proposal. Adam Dontz posed the question as to whether or not there needed to be an additional bullet point that would better trigger large transportation or infrastructure projects as a DRI. Nicole Nutter posed the question as to whether or not the thresholds might be too high, and whether or not meeting one instead of two triggers might be more practical. Mr. Wies referenced the ULI report and encouraged housing committee members to review the report. The housing committee agreed to table the conversation until the next housing committee meeting to afford them more time to review the DRI process and reference the ULI report.

6.0 Recap of Mayors and Developers Forum and Next Steps: Lee Deuben & Beth Dever Beth Dever provided a brief recap of the Fourth Annual Mayor and Developers forum that was hosted on January 28th at the Federal Reserve Bank of Chicago. The forum was hosted in partnership with MPC, the Mayors Caucus, CMAP, the Illinois Housing Council and the Homebuilders Association of Greater Chicago, was included as part of a three meeting series on the Neighborhood Stabilization Program and municipal strategies to address foreclosure. Over one hundred and fifty people were in attendance for the event.

7.0 Foreclosure Initiatives & Neighborhood Stabilization Program Updates: Lee Deuben & Beth Dever

Beth Dever provided updates on the CMAP, Mayors Caucus, MPC and Metropolis 2020 partnership initiatives in regards to foreclosures. As next steps to NSP initiatives, MPC, CMAP and the Mayor Caucus will consider holding additional forums localized that are more localized with municipal leaders and lenders. MPC will be hosting a meeting to recap the Mayors and Developers forum with the forum partners to determine next steps. Ms. Dever also provided the committee with an update on the inter-jurisdictional agreements underway in South Cook County and West Cook County.

8.0 Foreclosure Legislative Updates: Adam Gross

Adam Gross was unable to attend the Housing Committee meeting and therefore, Beth Dever provided an update on his behalf. Ms. Dever reported that the Vacant and Abandoned Building bills had gained much ground in Springfield including identification of lead sponsors in both the House and Senate. She asked committee members to consider passing a municipal resolution or drafting a letter of support.

9.0 Public Comment

There were no public comments.

10.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday, March 19th, 2009 at 9:00 am in the CMAP offices.

4.0 Adjournment

A call for a motion to adjourn was made and a motion was made by Adam Dontz seconded by Nancy Firfer. All in favor the motion carried.

Respectfully submitted,

Lee Deuben